

# DPD

## Director's Rule 25-2014

<b>Applicant:</b>  City of Seattle Department of Planning and Development	<b>Page</b>  1 of 2	<b>Supersedes:</b>  6-2004
	<b>Publication:</b>	<b>Effective:</b>
<b>Subject:</b>  Small Efficiency Dwelling Units	<b>Code and Section Reference:</b>  Seattle Building Code	
	<b>Type of Rule:</b>  Code Interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Seattle Building Code	<b>Approved</b>  (signature on file) Diane M. Sugimura, Director, DPD	<b>Date</b>

### BACKGROUND:

This Rule sets forth minimum room size and other technical requirements for small efficiency dwelling units.

The Seattle Building Code (SBC), Section 1208.3 regulates minimum room sizes for dwelling units, and Section 1208.4 regulates efficiency dwelling units. Section 1208.4 requires an efficiency dwelling unit to have a living room of not less than 220 square feet of floor area. In addition, Section 1208.4 requires there to be a separate closet and bathroom, as well as a kitchen area with a kitchen sink, a cooking appliance, and refrigeration facilities.

This Rule allows for efficiency units smaller than required by Section 1208.4, when other specified amenities are also provided.

**RULE:**

Buildings containing small efficiency dwelling units shall comply with the Seattle Building Code, except when modified by this Rule. Small efficiency dwelling units are single, independent, residential units that consist of one habitable room (excluding kitchen, bath, and storage rooms).

**Floor area:** A small efficiency dwelling unit shall have a room of at least 150 net square feet of floor area on one level. The floor area occupied by bathrooms, cabinets, appliances, structural features, and any closets shall not be included in calculating the net floor area.

**Food preparation area:** Each small efficiency dwelling unit shall contain a food preparation area. The food preparation area shall include:

- cooking appliance;
- refrigerator;
- sink with hot and cold water;
- food and utensil storage space; and
- contiguous countertop work area of not less than 4 square feet.

For the purposes of this Rule only, a microwave oven is permitted to serve as the cooking appliance. The food preparation area shall be provided with two 20 amp small appliance branch circuits. Each circuit shall serve at least one duplex receptacle. Built-in cooking appliances shall be on an additional circuit.

**Closets and Storage:** A built-in closet shall be provided within each unit. The portion of a closet used to store a built-in bed or other built-in equipment shall not be counted in the unit's required square footage, and it also shall not be counted as a required closet.

In addition, there shall be 55 cubic feet of storage space provided for each unit. This can be located anywhere within the building, and several may be grouped together in a common storage area.

**Natural Light:** The habitable room in the unit shall be provided with natural light, complying with Section 1205.2.